



HOUSE RULES

JANUARY 31, 2017

WAILEA PALMS
HOUSE RULES
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The primary purpose of these House Rules is to protect all apartment owners and tenants (together, the "Residents") and their families and guests from annoyance and nuisance caused by improper use of the common elements (the "Common Areas") of Wailea Palms Condominium Project (the "Community").

The Board of Directors (the "Board") of the Association of Apartment Owners (the "Association") is responsible for enforcing these House Rules, but the Board may delegate its responsibility to the Site Manager or Managing Agent.

All persons present in the Community, whether apartment owner, tenant, guest, employee, or anyone else on the premises on their behalf, are bound by these House Rules and by standards of reasonable conduct whether covered by these House Rules or not.

These House Rules supplement, but do not change, the obligations of the apartment owners, their families, tenants, guests, employees, and any other persons using the Community on their behalf, as set forth in the Declaration of the Condominium Property Regime ("Declaration") and Bylaws of the Association of Apartment Owners ("Bylaws") pertaining to the Community. In the event of any inconsistency, the Declaration and Bylaws will prevail in that order.

The Declaration, Bylaws, and House Rules are available on the Community website at www.waileapalms.org.

I. GENERAL RULES AND REGULATIONS

- A. Smoking, including e-cigarettes and medical marijuana, is prohibited, except inside units. No smoking in unit entrances, on lanais, or in any Common Areas of the Community, including the parking lots.
- B. Quiet hours are between the hours of 10 p.m. and 8 a.m. Loud and/or disturbing noise that interferes with the rights, comforts, or convenience of others will not be tolerated at any hour.
- C. No animals (including cats, dogs, birds and other animals treated as pets) are allowed anywhere on the premises or in the apartments, except for assistance animals. Assistance animals are animals that work, assist, or perform tasks for the benefit of a person with a disability. They can also be animals that provide emotional support. They are not pets. Assistance animals can include: service animals, support animals, therapy animals, and comfort animals. An assistance animal does not have to be a dog. Cats, birds, rabbits and other animals have been recognized as assistance animals. For purposes of this paragraph, fish will not be considered to be

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animals or pets and are permitted inside apartments. Except for assistance animals permitted under this section, the feeding of cats, birds, or other animals on the property or in apartments is strictly prohibited.

- D. Owners are permitted to rent their apartments only on a long-term basis (6 months or longer) and with certain requirements. Owners must notify the Site Manager in writing, if their apartments will be rented. All adults and emancipated minors residing in the apartment must be named in the rental agreement and must sign it. Other important details apply — please contact the Site Manager.
- E. No solicitation or canvassing will be allowed in the Community at any time. However, owners may solicit proxies or distribute materials relating to Association matters in the Common Areas, if such solicitation occurs at a reasonable time, place, and manner.
- F. Unless granted prior approval by the Site Manager, and except for events hosted by the Association, the Common Areas and limited Common Areas are not to be used for any kinds of organized gatherings that are not strictly social in nature.
- G. The Wailea Palms homeowners' telephone list, provided by the Site Manager, must be used for contact of a social nature and not for any form of solicitation for political, financial, or personal gain. The Wailea Palms phone list must not be furnished by anyone to any person or organization outside of the Community.
- H. If the immediate service of the County of Maui Police Department or Fire Department is required, or a medical emergency arises, call 911. Any emergency should be brought to the immediate attention of the Site Manager, especially flooding, fire, theft, or other crimes against the person. The non-emergency telephone number for the police department is 808-244-6400.

II. RESPONSIBILITY

- A. Each apartment owner must observe these House Rules and ensure that his or her family, tenants, guests, employees and any other persons using the Community on their behalf, observe all House Rules.
- B. Effective January 1, 2016, to protect the long-term residential character of the Community, all Residents are required to comply with the Wailea Palms Policy Related to Use of Apartments (Use Policy). Under the Use Policy, Residents must occupy their apartments for a period of 6 months or more as required by both the Community's Restated Declaration, and Maui county ordinance and as

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occupancy is interpreted in the Use Policy. Also, Residents may allow guests to occupy their apartments, in their absence, for a limited number of days in a calendar year. The number of days is determined by the Board of Directors and is set forth in the Use Policy. Residents who violate the Use Policy are subject first to written warnings and then monetary fines. Please see the Site Manager for a copy of the current Use Policy.

- C. All Residents are required to complete and submit to the Site Manager a Wailea Palms Occupancy Registration Form or Renter Registration Form as described below. Occupancy Registration Forms are available outside the Site Manager's office door at the pool pavilion and can be placed in the mailbox by the office door.
- D. Registration Responsibilities of Owners:
- Complete New Owner Information Sheet and submit it to the Site Manager as soon as possible after closing.
 - Schedule an orientation session with the Site Manager within seven (7) days of moving into the Community.
 - Submit Occupancy Registration Form within 24 hours of arrival, if absent from the Community for more than sixty (60) days. Owners absent from the community for less than 60 days are not required to reregister unless their unit has been occupied in their absence.
 - Secure from Site Manager permanent/temporary parking sticker(s), as appropriate, for vehicle(s) to be parked on premises.
 - Notify the Site Manager, in writing, if apartment will be rented and inform Site Manager of any changes in tenancy.
 - Notify the Site Manager, in writing, if guests are using the apartment in the owner's absence.
 - Provide the Site Manager, in writing, the names of houseguests staying with the owner in the apartment. Use forms available outside the Site Manager's Office.
 - Ensure guests, tenants, and leasing agents are aware of registration responsibilities as outlined below.
- E. Registration Responsibilities of Tenants:
- Complete Renter Registration Form and submit to the Site Manager within three (3) days after moving in.
 - Submit copy of rental agreement to Site Manager upon registration.

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- Submit Occupancy Registration Form within 24 hours of arrival, if absent from the Community for more than sixty (60) days. Tenants absent from the community for less than 60 days are not required to reregister unless their unit has been occupied in their absence.
- Secure from Site Manager parking sticker(s) for vehicle(s) to be parked on premises.
- Notify the Site Manager, in writing, if guests are using the apartment in the tenant's absence.
- Provide the Site Manager, in writing, the names of houseguests staying with the tenant in the apartment. Use forms available outside the Site Manager's office.

F. Registration Responsibilities of Guests Occupying Apartments:

- Submit Occupancy Registration Form within 24 hours of arrival if owner or tenant is absent OR within 24 hours of owner or tenant departing the apartment, if guest will continue to stay there in the owner or tenant's absence.
- Secure from Site Manager dated Wailea Palms guest parking tags for vehicle(s) to be parked on premises.

G. Any Resident who is absent from his or her apartment for longer than thirty (30) days must name an on-Island agent or representative. The agent or representative should make periodic inspections of the Resident's apartment and must be available to act on the Resident's behalf, with respect to his or her apartment and/or vehicles, in the event of emergency or other circumstances requiring prompt action. The name and contact information for the agent must be on file with the Site Manager and updated promptly when changed.

H. Unless an owner's apartment entry door lock can be opened by the master key maintained by the Site Manager, owners must furnish a house key to the Site Manager. Owners with keypad locksets must furnish a key, rather than code, to the Site Manager. Owner must promptly furnish new keys to the Site Manager, if the lock is changed.

I. Residents are responsible for the safety and conduct of family members, tenants, guests, employees, and anyone else present in the Community on their behalf, ensuring that their behavior is not offensive to others or damaging to the Common Areas.

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- J. Please dispose of food waste through the garbage disposal or in the trash and flush only human waste and toilet paper down toilets. Residents are responsible for the costs of damages caused by improper disposal of items through the sewage system. Residents must inform all family members, tenants, guests, employees, and anyone else present in the Community on their behalf, about the proper use of plumbing and toilet systems.
- K. Residents are responsible for providing keys, guest access codes, and House Rules to their houseguests.
- L. Residents who lock themselves out of their apartments must contact a locksmith to regain entry after normal business hours, on weekends, or whenever the Site Manager is unavailable to assist.
- M. Residents who have an issue with another Resident, a director, an Association employee, or the Board as a whole are encouraged to communicate their concerns in writing to the Site Manager, Managing Agent, or the Board. Personal verbal attacks or disrespectful behavior against a Resident, director, Association employee, or the Board as a whole will not be tolerated and will be subject to fines at the discretion of the Board.
- N. Residents must comply with all Wailea Community Association CC&Rs. Please contact the WCA Office at 808-874-6866 or consult the WCA website at www.wcamaui.com for more information.

III. COMMON AREAS

- A. Sidewalks, stairways, and walkways must not be obstructed or used for any purpose other than access.
- B. Trash must be bagged securely and deposited in dumpsters provided. Boxes must be flattened. As a courtesy, do not slam the lid shut. If it is full, please use another dumpster. Recyclables are not collected on site, but can be disposed of at the Recycling Center in Kihei. Please do not leave bottles and other recyclables outside the dumpsters.
Please do not place trash in the dumpster marked "green waste only."
- C. Skateboards, roller skates, and roller blades are prohibited.

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- D. Articles of any kind left in the Common Areas will be removed at the owner's risk and expense at the direction of the Board and pursuant to Section 514B-139, Hawaii Revised Statutes.
- E. Furniture placed by the Association in any of the Common areas must not be removed.
- F. All the recreational facilities (pool, pool deck, pavilion, BBQ area, sunset terrace, exercise room, and putting green) in the Common Areas are for the exclusive use of owners, tenants, and their guests. Owners, tenants, and guests must be currently registered occupants of an apartment to use these areas. Guests who are not registered occupants (day guests) must be accompanied by a Resident, if they are using any of the recreational facilities. Pool keys and access codes are NOT to be used by housecleaners, car washers, or other workers. Owners who have rented their apartments or who are not currently registered occupants have no recreational facilities privileges and are subject to the same access restrictions as guests.
- G. No person shall use, operate, launch or land any drone on or over the Common Areas of the project.

IV. POOL AREA AND HOTTUB AREA RULES

- A. Pool area is defined as between North and South pool entry gates.
- B. Hours for use are 8:00 a.m. to 10:00 p.m.
- C. No lifeguard is on duty.
- D. Cell phones MUST be put on vibrate/silent mode. Telephone conversations are not permitted in the pool deck and pavilion areas. Please handle calls outside the hearing distance of others.
- E. Showers are recommended before entering the pool or hot tub.
- F. Children under the age of 12 shall be accompanied by an adult when using the pool, unless the child is a competent swimmer. A child's parent or guardian shall be responsible for determining if the child is a competent swimmer.
- G. Running, excessive noise, diving, jumping off the edge of the pool, and horseplay are not permitted in the pool areas. Squirr guns and other water spray toys are not allowed.

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- H. No spitting, spouting of water, or blowing the nose while in the pool.
- I. Radios, CD players, iPods, and all other audio devices are not permitted at the pool unless earphones are used.
- J. Glassware and other breakable items are NOT permitted in the pool, hot tub, or on the pool deck.
- K. Please cover lounges and chairs with a towel when using sunscreen products to help prevent staining.
- L. Proper swimwear must be worn by all persons swimming in the pool. No cut-offs, street clothes, or nude bathers of any age are permitted in the pool.
- M. Infants and toddlers must wear swim diapers, and adults with an incontinent condition must wear personal protection garments, when using the pool.
- N. Flotation mats, inner tubes, boogie boards, or similar items are not permitted in the pool or pool area. Noodles (one per swimmer), foam hand weights, water wings, and other flotation devices for infants and toddlers are allowed. Please dry and replace noodles in storage bin after use.
- O. Please put umbrellas down and tie securely when leaving the pool deck.
- P. No unattended wheeled vehicles or devices of any kind (e.g. unattended baby strollers) are permitted in the pool area. Wheeled vehicles or devices relied upon by disabled persons for mobility are excluded from this House Rule.
- Q. Health safety rules for the hot tub are posted near it. Please read them before using it.

V. EXERCISE ROOM

- A. Hours for use are 6:00 A.M. to 10:00 P.M.
- B. The exercise room is not supervised and all Residents and guests use it at their own risk. Please know your own physical limits for exercise.
- C. Children under twelve (12) years are prohibited from using the exercise room unless supervised by an adult.

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- D. Shirts and closed-toe shoes must be worn when using exercise equipment.
- E. Proper use of the equipment is the responsibility of the Resident or guest.
- F. As a courtesy to others, wipe off exercise equipment when finished.
- G. No wet bathing suits, glass containers, or alcoholic beverages.
- H. Additional rules are posted in the exercise room. Please read them before using the equipment.

VI. PUTTING GREEN

- A. Hours for use are 9:00 A.M. to 5:00 P.M.
- B. Putting only, no chipping, on the green.
- C. Residents will be charged for damage to putting green caused by their family members and guests. Please respect the purpose for the putting green - it is not a playground.

VII. PAVILION. SUNSET TERRACE. AND BBQ AREAS

- A. Hours for use are 8:00 A.M. to 10:00 P.M.
- B. Areas are for the use of Residents and their guests only.
- C. Gatherings must be of a strictly social nature.
- D. Groups of twelve (12) or more must obtain prior approval from the Site Manager.
- E. BBQ and microwave are locked. Please see the Site Manager in advance for the lockbox code and instructions on BBQ use and cleaning.
- F. Please keep noise at a reasonable level. Prior approval, from the Site Manager, is required for musical instruments or sound devices and/or electronic equipment.
- G. Please leave area in good order after use — clean surfaces, place trash in bins, and return furniture to its original position.

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- H. Residents must share use of these areas, unless reservations for exclusive use for an event are made at least one week in advance. Please see the Site Manager for details. Fees may apply and a deposit is required.

VIII. RULES FOR WATER FEATURES AND LANDSCAPED AREAS

- A. Do not throw or place food, objects, or material of any kind into the water features or landscaped areas of the Community.
- B. Only authorized maintenance personnel and employees of the Association are permitted in the water features or landscaped areas of the Community (except for lawn areas and designated pathways).
- C. Except as permitted by the Wailea Palms Orchid Policy, Residents are not permitted to add plants to, or remove plants from, the landscaped areas of the Community.

IX. PARKING AREAS

- A. Residents with one vehicle must park it in the reserved stall assigned to their apartment.
Others may use a reserved stall only with the prior written permission of the owner to whom it is assigned.
- B. Residents with a second vehicle may park it in any unreserved parking stall on a first come-first serve basis.
- C. Residents with a third vehicle may park it in the Community, only if the Site Manager determines there are sufficient unreserved parking stalls to accommodate it. The stall location for parking the third vehicle will be designated by the Site Manager. Except as stated below, the Resident must pay \$50 per month for the first two months and \$200 per month for all succeeding months that the third vehicle is parked in the Community. The exceptions are: (1) there is no charge for one vehicle of a houseguest of the Resident parked in the community for two weeks or less; (2) the charge continues at \$50 per month for a vehicle required by a Resident for work or to attend school on Maui; and (3) the charge continues at \$50 per month for a vehicle used by a full time caregiver of a Resident.
- D. Residents must register the make, model, and license number of each vehicle they park in the Community with the Site Manager. Upon receipt of this information,

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the Site Manager will issue a Wailea Palms parking sticker to the Resident for each vehicle. Parking stickers must be displayed as specified by the Site Manager.

- E. Residents must inform Site Manager of any guest vehicle to be parked overnight in the Community and obtain a guest parking tag for that vehicle. Guests staying in apartments not occupied by owners will be provided with a dated Wailea Palms guest parking tag at the time of registration. Guest tags must be displayed as specified by the Site Manager.
- F. Any changes to vehicle information of either Residents or guests must be reported promptly to the Site Manager.
- G. Residents or guests parking a vehicle unmoved in an unreserved parking stall for more than 15 days must obtain a designated location from the Site Manager.
- H. Owners who rent their apartments have no parking privileges in the Community.
- I. Residents must direct delivery persons, guests, workmen, visitors, etc. to park in unreserved parking stalls.
- J. Vehicles must be centered within one parking stall to prevent crowding of adjacent stalls and parked close to the curb within the area designated by painted white lines to prevent blocking of driveways and passages. Do not leave vehicles unattended or parked in driveways, roadways, or other areas other than designated parking areas.
- K. A vehicle and moped or motorcycle may be parked tandem in one stall, if both vehicles fit without protruding into the driveways or passages in a manner that creates a blocking, traffic, or parking hazard.
- L. The designated car wash area is only for washing and vacuuming vehicles. Further detailing must be done in a Resident's reserved parking stall or any unreserved stall nearby the reserved stall. Please leave the carwash area in good order.
- M. Extensive repair of a motor vehicle, surfboard, or other equipment is not permitted in any parking stall, roadway, or other part of the Common Areas.
- N. Storage of personal belongings, other than a Resident's vehicle, is not allowed in any parking stall.

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- O. No self-contained (i.e., containing sleeping, cooking, and/or sanitary facilities) motor vehicles are to be parked in the Community.
- P. Trailers, boats, and inoperable vehicles must not be parked or stored in the parking areas.
- Q. Damage to vehicles, gates, and other Common Areas is the responsibility of the person(s) causing the damage.
- R. Vehicle covers must be in good condition and firmly tied down. If a cover rips while a Resident is off-Island, the Site Manager will contact the Resident for permission to remove and dispose of it. Any Resident who denies permission must make other arrangements to remove the ripped cover within seven (7) days. Residents are encouraged to have their on-Island agent or representative check vehicle covers periodically.
- S. Vehicles must be in operating condition.
- T. No games or other activities are allowed in the parking area.
- U. Residents are not permitted to store vehicles they do not own in the Community.
- V. Parking fines of \$25 per occurrence, with a limit of one occurrence per day, may be levied by the Site Manager for violations of the Community's parking rules.
- W. After a reasonable attempt to notify the vehicle owner or the owner's on-Island agent, the Site Manager may arrange for a vehicle to be towed off-site, if the vehicle is:
 - A safety hazard to the Community. Unless it is an emergency requiring immediate action, the vehicle will be towed only if the vehicle owner or his/her on-Island agent does not act to either arrange for the removal of the vehicle from the Community or to otherwise alleviate the hazard within 24 hours of notice by the Site Manager; or
 - Abandoned, and the vehicle owner cannot be located by the Site Manager; or
 - Stored in the Community by a person other than a Resident.

The vehicle owner will be liable for payment of all towing charges and any related fees.

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X. NOISE AND NUISANCES

- A. Quiet hours are between the hours of 10 p.m. and 8 a.m. Loud and/or disturbing noise that interferes with the rights, comforts, or convenience of others will not be tolerated at any hour.
- B. Excessive noise at any time should be reported to the Site Manager.
- C. Contractors are permitted to work on the premises Monday through Saturday, 8:00 A.M. to 5:00 P.M., except on state and federal holidays. Contractors are not bound by day, time, and holiday limitations in emergencies.
- D. Owners undertaking a renovation or construction project involving more than a single day's work must arrange for their contractor to register with the Site Manager before the work begins.
- E. The use of profane or abusive language will not be tolerated within the Community. Any person using such language must leave the Common Areas of the Community upon the request of the Site Manager, Association employee, or Board member.

XI. HAZARDS

- A. The pool, hot tub, pavilion, sunset terrace, exercise room, and putting green are the only areas designated for recreation in the Community. Recreational activities in the parking lots and other parts of the Common Areas are prohibited.
- B. Gas BBQ grills and electric BBQ grills are permitted on lanais. Charcoal BBQ grills are prohibited.
- C. The speed limit within the Community is five (5) miles per hour. Speeding will not be tolerated.
- D. Waterbeds are not permitted without the prior written approval of the Board.
- E. Electrical cords must not be strung from the interior of any apartment to any exterior Common Area for the purpose of powering or recharging any device or vehicle.
- F. Except in emergencies or after receiving prior written permission from the Board, Residents must not:

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- Use any illumination other than electric lights (candles are permitted — see paragraph G below); or
- Use or permit to be brought into the buildings (including on lanais) any flammable oils or fluids such as gasoline, kerosene, naphtha or benzene or other explosives (including fireworks) or other articles deemed extra hazardous to life, limb, or property.

If any of these hazardous substances are brought into a building in an emergency or after prior permission of the Board, they must be stored properly to avoid risk of injury or violation of any state or federal rule or regulation relating to hazardous materials.

Small propane tanks for gas BBQs are exempt from the permission requirement, but please use care in their use and storage.

- G. Please use candles with care in apartments and on lanais. Candles with open flame should be surrounded by glass globes or other suitable containers. Battery-operated candles are recommended.
- H. No activity will be engaged in, and no substance introduced into or manufactured within, the buildings which might result in violation of the law or in any adverse effect on the Association's insurance, including, but not limited to, the cancellation of any policy or the increase of the insurance rate on any buildings within the Community.

XII. APARTMENT MAINTENANCE RENOVATIONS AND BUILDING MODIFICATIONS

- A. Owners must promptly perform all repairs, maintenance, and alteration work within their apartment, or the limited Common Area next to their apartment, if failing to do so would adversely impact any other apartment or the Common Areas. Owners are responsible for any damages and losses caused by failure to repair and maintain these areas.
- B. Certain updates and renovations to apartment interiors (such as new interior window treatments or hard surface flooring) require prior written approval by the Site Manager, Facilities Committee, and/or the Board. Many alterations to entrances and lanais (such as changes to lanai sunscreens, cabinetry, tile, or lighting) or to the building (such as addition of roof insulation or air conditioning units or changes in windows or doors) also require prior written approval. Please submit an alteration request form available from the Site Manager. Owners must obtain written approval before purchase of materials and work begins. Approval

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will be granted, only if the owner is current with all financial obligations to the Association and in compliance with the Declaration, Bylaws, and these House Rules and with Chapter 514B, Hawaii Revised Statutes. Please review the Wailea Palms Homeowner Design Standards available from the Site Manager or the Wailea Palms web site for important details.

- C. No projections are permitted through any door or window that opens into any walkway or corridor, off any lanai, or beyond the exterior face of the buildings.
- D. No awnings or other projections may be attached to the lanais, outside walls of the buildings, or exterior of any door without the prior written permission of the Board.
- E. No wiring or other device for electrical or telephone installations, television antennas or television dishes, machines or other equipment or apparatus may be installed on the exterior of the building, or protrude through the walls, windows, or roof of a building, without the prior written permission of the Board.
- F. None of the provisions of the Community's documents are intended to be in contravention of the State or Federal Fair Housing Act. The Board will at all times comply with the provisions of the Fair Housing Acts when acting upon requests by disabled persons to make reasonable modifications, at their cost, to apartments and/or to the Common Areas of the Community, if the proposed modifications are necessary for their full enjoyment of the Community. The Board will also comply with the provisions of the Fair Housing Act when acting upon requests by disabled persons for exemptions from any of the provisions of the Community's documents, which would interfere with the disabled persons' equal opportunity to the use, and/or enjoyment of their apartments and/or the Common Areas of the Community.

XII. APARTMENT ENTRANCES LANAIS AND ENTRY DOORS

- A. Lanai railings, exterior walls, and landscape hedges must remain clear of all objects. Please do not place clothing, towels, rugs, or flower pots on them.
- B. Please do not throw anything from an apartment entrance, lanai, or window into the Common Areas.
- C. Rugs and other objects must not be dusted or shaken from entrances, lanais, or windows of an apartment or cleaned by beating or sweeping on any hallways, walkways, or other exterior part of the Community.

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- D. Residents may decorate entrances and lanais with standing objects such as benches, chairs, potted plants, decorative pots, etc., subject to paragraph K below.
- E. Residents must obtain prior written approval from the Site Manager to:
- Hang decorations on the walls of covered entrances or lanais
 - Hang any object from the ceilings of entrances or lanais, including fans, or from the trellises of lanais.

If objects are hung on walls, or suspended from the ceiling of an entrance or lanai, owner is responsible for repair of any resulting holes after the objects are removed. The repair must match the existing wall or ceiling material and be made to the satisfaction of the Site Manager.

Residents must not penetrate trellis wood to hang an object from it — please consult with the Site Manager.

Owners will be liable for any damages, losses, or costs caused to any party by penetrating a wall, ceiling, or trellis to hang a decorative object.

- F. Residents must not hang any object on the walls of uncovered (exposed) walls in entrances or lanais or on the walls of trellised lanais.
- G. Remodeling alterations to the apartment entrances and lanais require written approval from the Site Manager, Facilities Committee, or the Board before any work is done. These include changes to side windows by entrance doors and to cabinets, tile surfaces, counter surfaces, lighting, faucets, ceiling fans, windows, sliding doors, etc., on lanais. Please see the Wailea Palms Homeowner Design Standards and consult with the Site Manager before beginning any remodeling or repair project.
- H. The following items are not permitted in entrances or on lanais:
- Wind chimes, television sets, and audio systems
 - Hot tubs, whirlpools, or water pools of any kind
 - Drip lines
 - Unsightly storage. Please do not store ice chests, ladders, mops, brooms, boxes, non-decorative gear, etc. in view of neighboring apartments. Please take beach towels and clothing inside when not in use.

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- Bicycles. Areas for parking ACTIVELY used bicycles are located throughout the Community. Store bikes inside your apartment when away. Abandoned bikes will be removed and disposed of by the Site Manager.
- Mopeds or motor scooters. Please park them in the parking lot.

- I. Entry doors may have the following items affixed:
- Standard sign with apartment number
 - Sign with the name of the Resident
 - Keypad lockset as specified in Wailea Palms Homeowner Design Standards
 - Wireless door bell
 - Door knocker and door stop
 - Decorative wreath
 - Any other signs, signals, lettering, or decorative object attached to the entry door must be approved in writing by the Site Manager.
- J. Temporary holiday decorations may be displayed on, or affixed in a reasonable manner, to entrances, lanais, and entry doors from two weeks prior until two weeks after the date of the applicable holiday. For December holidays, seasonal decorations may be displayed for the month of December and first week of January. The Board may require removal of decorations after the specified time periods have passed.
- K. The Board may require the immediate removal of any decorative object described in in this Section XIII at the sole cost of the apartment owner:
- For safety reasons;
 - If the object blocks adequate access to or from Common Areas or otherwise impairs the ability of the Board to maintain and repair the Common Areas;
 - If the Board reasonably determines that the object is unsightly or offensive or is otherwise in violation of the Declaration or Bylaws; or
 - In the case of hanging objects, if the object overloads, impairs, or negatively affects the structural integrity of a wall or ceiling.

XIV. VIOLATIONS OF THESE RULES

- A. Reporting Violations and Damages

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1. All violations of the House Rules and damages to the Common Areas should be reported promptly in writing to the Site Manager or the Managing Agent.
2. Damages to Common Areas will be surveyed by the Board, Site Manager, or Managing Agent at the direction of the Board, and the cost of repair or replacement and any legal fees incurred may be assessed by the Board against the person or persons responsible, including, but not limited to, any apartment owner for damages caused directly or indirectly by his family, tenants, employees and any other persons using the Community on their behalf.

B. The Violation of Any of These House Rules Shall Give the Board, the Site Manager, the Managing Agent, or their Agents the Right to:

1. Enter the apartment in which, or as to which, such violations or breach exists and to summarily abate and remove, at the expense of the defaulting apartment owner (whether or not caused by the apartment owner or by any person for whose conduct the apartment owner may be responsible), any structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions hereof and the Board, Site Manager, or Managing Agent shall not be deemed guilty in any manner of trespass; and/or
2. Enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach, and all costs thereof, including attorneys' fees, shall be borne by the defaulting apartment owner (whether or not caused by the apartment owner or by any person for whose conduct the apartment owner is responsible); and/or
3. Levy a fine for continued violations of these House Rules at its discretion, after appropriate verbal and written notice to the Resident. Resident will have an opportunity to respond or file an appeal. Except as otherwise noted in paragraphs 4 and 5 below, such fines shall be a minimum of \$50 but shall not exceed \$250 per violation; and/or
4. Levy a fine to owners who rent their apartments for a period of less than six (6) months in the amount of \$250 per day of occupation by renter.
5. Levy a fine to Residents who violate the Wailea Palms Policy Related to Use of

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Apartments (the " Use Policy") as follows:

- Written warning will be given for first violations of the Use Policy.
 - Subsequent violations:
 - i. For violation of the day limit per calendar year on guests occupying an apartment in the absence of the owner or lessee, \$250 per day of occupation.
 - ii. For violation of the 6-month occupancy requirement as interpreted in the Use Policy, \$1500 with the fine doubling for every violation thereafter.
6. A Resident must pay promptly any fines levied against him or her for violations of the House Rules and the Use Policy, subject to the Resident's right to written appeal.
7. An apartment owner will be held responsible for payment of fines resulting from his or her own violations and may be held responsible for violations by his or her tenant or any other person for whose conduct the apartment owner is responsible under the Community's Declaration, Bylaws, or House Rules.

C. Expenses of Enforcement

Apartment owners, tenants, and other occupants must pay to the Association, promptly on demand, all costs and expenses, including reasonable attorneys' fees, incurred by or on behalf of the Association in enforcing any of the House Rules against the owner, tenant, or other occupant of the apartment. Apartment owners are jointly and severally liable with tenants and other occupants of their apartments for these amounts, if the tenants or occupants violated the House Rules.

XV. AMENDMENT

These House Rules may be amended only by a majority of the Board at a duly called meeting of the Board.

XVI. APPENDIX

Additional Association Documents available from the Site Manager:

Wailea Palms Board Policy Relating to Use of Apartments
Wailea Palms House Rule Summary for Guests

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Wailea Palms Pool Pavilion, Sunset Terrace & BBQ Use
Regulations for Election of Board Members at Wailea Palms
Homeowner Design Standards
Service and Assistance Animal Policy
Vegetation Removal & Trimming Policy
Yoga Policy
Orchid Policy
Guest Registration Form

XVII. ADDENDUM 1 – NON-DISCRIMINATION POLICY

Pursuant to HRS Chapter 515, Title VIII of the Civil Rights Acts of 1968 as amended by the Fair Housing Amendments of 1988, and our non-discrimination policy, the Association does not discriminate on the basis of race, sex (including gender identity or expression and sexual orientation), color, religion, marital status, familial status, ancestry, disability, age or HIV (human immunodeficiency virus infection) in housing or real estate transactions. It is our policy to extend to all individuals the full and equal enjoyment of the advantages, facilities, privileges and services consistent with HRS Chapter 515 and the Federal Fair Housing Laws. When providing services and facilities or enforcing the rules at the project, the Association will not allow discrimination, except as permitted by law. In particular, the Association will not treat any person unequally:

1. In granting or withholding any approval or consent required under the Association's rules.
2. In enforcing requirements of the Association rules about occupancy restrictions or use of the recreational facilities which might unlawfully restrict families with children.
3. In processing requests of disabled occupants to: (i) make reasonable modifications to an apartment or the common areas at their own expense; and (ii) have reasonable exemptions from requirements of the Association rules, to enable those occupants to have full use and enjoyment of the project.

The Board will suspend any requirement of the Association rules which, if enforced, could result in unlawful discrimination. If, however, a resident of the project or a visitor is requesting: modifications to an apartment or the project; or an exemption from the rules because of a disability, the Association may require written confirmation of the disability from a physician or other qualified person, including a statement from the physician or other qualified person as to the reasonable accommodation which is being requested. Please contact the Managing Agent if you have any questions.